

Online Comment

Application H08-0954-25
Location Riseholme Farm Gosberton Risegate PE11 4ET
Proposal Proposed Detached 4 Bed Dwelling

Name Imogen Colenutt, Assistant Conservation Officer
Address Council Offices The Hub Mareham Rd LN9 6PH

Date Submitted 31-10-25
For/Against Comments

The proposal lies within the setting of the non-designated heritage asset Riseholme Farm (building record MLI122538).

Paragraph 216 of the National Planning Policy Framework (2024) advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application- A balanced judgement should therefore be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

I consider the impact of this proposed building on the NDHA to be relatively limited. There appears to be a good amount of separation between the proposed building and Riseholme farmhouse, and the retention of the existing trees helps to maintain a sense of openness and preserve the sites character. While the design of the proposed building is modern, the materials proposed seem appropriate and generally sympathetic to the surrounding area.

However, I do have some concerns about the proposed 2 metre close board feather edge timber fence around the property as well as the 5 bar gate. This type of boundary would create a solid, enclosed appearance that feels out of keeping with the rural character of the site and its surroundings. The NDHA's setting is defined by its open and agricultural context, and a tall, close board fence would appear at odd with this.

Many nearby properties have more open frontages, with hedgerows, post and rail fencing or low boundaries which creates a village 'theme'. Including the proposed fence would therefore have a negative visual impact on the overall aesthetic of the area.

To help the proposal blend better with the surrounding area and to lessen any potential impact on the NDHA, I recommend that the boundary treatment be reconsidered. Using a hedge or a more, lower and open form of fencing would sit more comfortably with in the setting of the NDHA and wider character of the village.